

DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 5, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 5, A G.L.O BRASS CAP, FROM WHICH THE CENTER OF SAID SECTION 5, A G.L.O. BRASS CAP, BEARS NORTH 00 DEGREES 17 MINUTES 51 SECONDS WEST (BASIS OF BEARING), A DISTANCE OF 2640.41 FEET;

THENCE ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION, NORTH 00 DEGREES 17 MINUTES 51 SECONDS WEST, A DISTANCE OF 299.66 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID NORTH-SOUTH MID-SECTION LINE, SOUTH 89 DEGREES 42 MINUTES 41 SECONDS WEST, A DISTANCE OF 249.82 FEET;

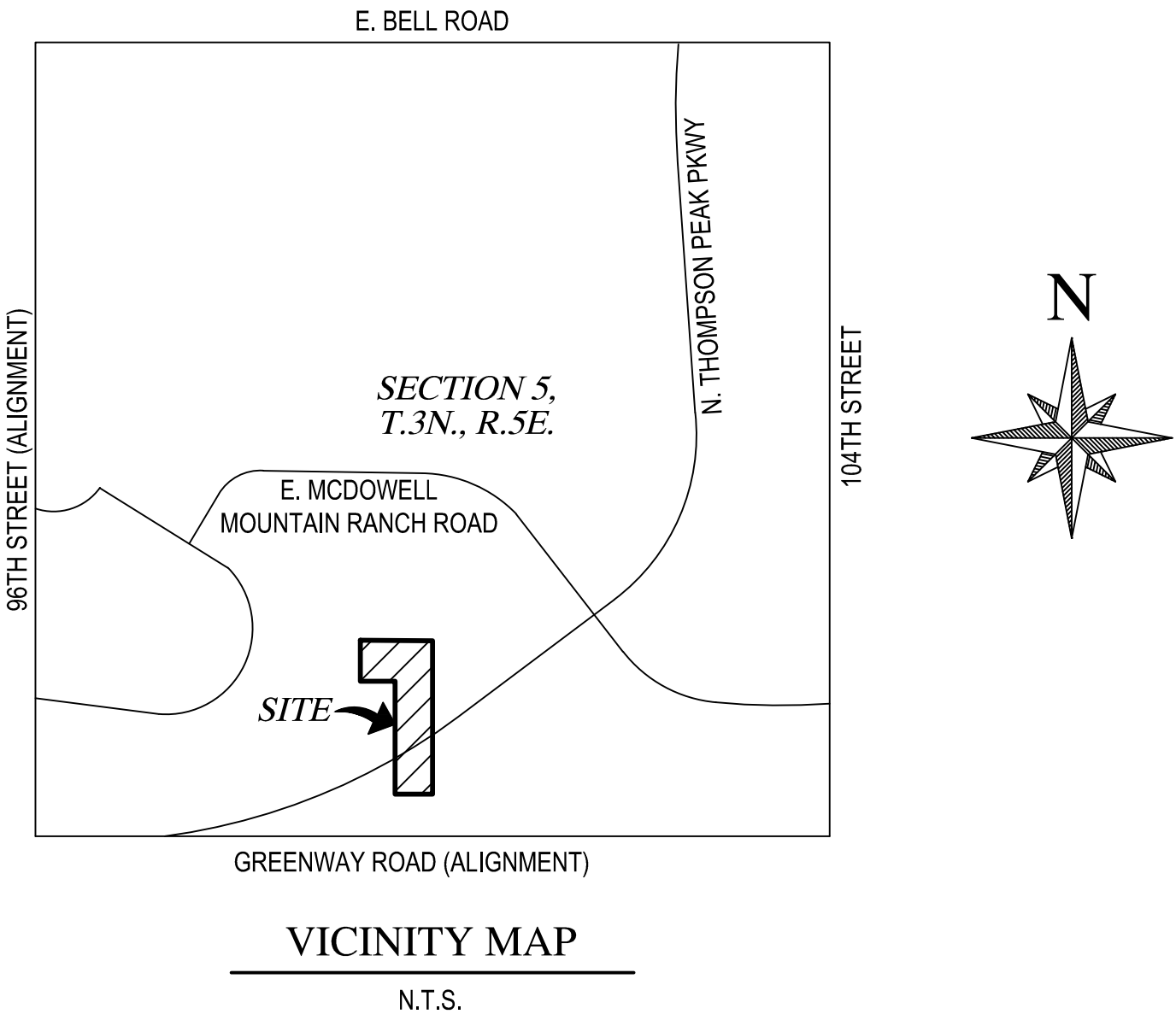
THENCE NORTH 00 DEGREES 17 MINUTES 40 SECONDS WEST, A DISTANCE OF 750.13 FEET;

THENCE SOUTH 89 DEGREES 52 MINUTES 30 SECONDS WEST, A DISTANCE OF 228.9 FEET;

THENCE NORTH 00 DEGREES 16 MINUTES 17 SECONDS WEST, A DISTANCE OF 273.54 FEET;

THENCE SOUTH 89 DEGREES 51 MINUTES 18 SECONDS EAST, A DISTANCE OF 478.58 FEET TO SAID NORTH-SOUTH MID-SECTION LINE;

THENCE ALONG SAID NORTH-SOUTH MID-SECTION LINE, SOUTH 00 DEGREES 17 MINUTES 51 SECONDS EAST, A DISTANCE OF 1020.70 FEET TO THE POINT OF BEGINNING.



SCHEDULE "B" ITEMS

- Property Taxes for the year 2019-2020 are exempt.
- A Certificate of Purchase No. 53-110387, dated December 01, 2005, executed by the State Land Department of the State of Arizona, Office of the State Land Commissionaer, as Seller and Land Research and Development, Inc., an Arizona corporation, as Purchaser as disclosed by Instrument recorded January 20, 2006 as 2006-0087958 of Official Records and re-recorded January 23, 2006 as 2006-0092024 of Official Records.

The Purchasers interest was assigned to 2005 R.E Investments I, L.L.C., an Arizona limited liability company by Consent to Assignment of Certificate of Purchase recorded January 20, 2006 as 2006-0087957 of Official Records and re-recorded January 23, 2006 as 2006-0092025 of Official Records.
- Right-of-Way No. 16-95513 granted by the Arizona State Land Department to Salt River Project Agricultural Improvements and Power District for Power lines and Pipelines as facilities connected and having a term Perpetual.
- Right-of-Way No. 14-53636 granted by the Arizona State Land Department to City of Scottsdale for An underground sewer lines and having a term 30 Years, Commencing on February 10, 1994, and thereafter Amendment recorded as 97-652886
- Right-of-Way No. 16-101774 granted by the Arizona State Land Department to City of Scottsdale for Public roadway and underground water and sewer line and having a term Perpetual.
- Right-of-Way No. 18-53703 granted by the Arizona State Land Department to Arizona Public Service Company for underground 12kV electrical distribution line and having a term ending January 26, 2024.
- Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.
- The rights of parties in possession by reason of any unrecorded lease or leases or month to month tenancies affecting any portion of the within described property.

NOTE: This matter will be more fully set forth or deleted upon compliance with the applicable requirement(s) set forth herein.
- Water rights, claims or title to water, whether or not shown by the public records.

NOTES

- ALL TITLE INFORMATION IS BASED ON A SPECIAL REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, REPORT NO. NCS-1017699-PHX1, SEARCH MADE TO JUNE 23, 2020 AT 7:30 A.M., AS TO THE RECORDS OF MARICOPA COUNTY RECORDER'S AND JUNE 29, 2020 AT 7:30 A.M., AS TO THE RECORDS OF THE ARIZONA STATE LAND DEPARTMENT, RECEIVED ON JUNE 30, 2020.
- BASIS OF BEARING  
NATIONAL GEODETIC SURVEY (NGS) GEODETIC NORTH BASED ON:

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON INFORMATION OBTAINED FROM OPUS (ON-LINE POSITIONING USER SERVICE) PROVIDED BY THE NATIONAL GEODETIC SURVEY (NGS) WEBSITE WWW.NGS.NOAA.GOV, ON OPUS RESULTS ON MAY 27, 2020.

PROJECTION ARIZONA CENTRAL ZONE, NAD 83, (EPOCH 2010)  
DATUM: GRS-80  
UNITS: INTERNATIONAL FEET  
GEOID MODEL: GEOID 2018

CONTROL POINT: WOODPATEL CONTROL POINT 100  
SOLUTION: 02921420.200 OP1590622657361  
LATITUDE: 33°37'53.58421" N  
LONGITUDE: 111°52'12.37408" W  
ELLIPSOID HEIGHT: 437.953 (METERS)  
DESCRIPTION: SET 1/2 INCH REBAR WITH TRAVERSE CAP

MODIFIED TO GROUND AT N: 957319.255 E: 714172.382, USING A SCALE FACTOR OF 1.0001685411.

HORIZONTAL ADJUSTMENT: NONE  
HORIZONTAL ROTATION: NONE

- THIS SURVEY WAS PERFORMED WITH GLOBAL POSITIONING SYSTEM EQUIPMENT UTILIZING REAL TIME KINEMATICS SURVEYING METHODS. THE MONUMENTS LOCATED ARE WITHIN THE POSITIONAL TOLERANCES RECOMMENDED IN THE ALTA/NSPS SURVEY REQUIREMENTS ADOPTED FOR USE IN 2016 BY THE AMERICAN LAND TITLE ASSOCIATION AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS.
- AREA OF SUBJECT PROPERTY IS 317,774 SQUARE FEET OR 7.2951 ACRES, MORE OR LESS.
- UNDERGROUND UTILITIES ARE NOT SHOWN. UTILITY MAPS HAVE NOT BEEN PROVIDED AT TIME OF SURVEY. NO UNDERGROUND INVESTIGATION WAS PERFORMED.
- THE ABBREVIATIONS THAT APPEAR WITH THE RECORD INFORMATION REPRESENT THE FOLLOWING:  
(R) ABOVE NAMED TITLE COMMITMENT  
(R1) CONDO PLAT GRAYTHORN, BOOK 1325, PAGE 44, M.C.R.  
(R2) GDACS, BOOK 752, PAGE 33, M.C.R.  
(R3) MCDOWELL MOUNTAIN RANCH ROAD AQUATIC CENTER, BOOK 725, PAGE 38, M.C.R.  
(R4) RECORD OF SURVEY, BOOK 777, PAGE 7, M.C.R.  
(R5) MAP OF DEDICATION MCDOWELL MOUNTAIN RANCH, BOOK 375, PAGE 8, M.C.R.  
(R6) DEED OF RELINQUISHMENT RECORDED IN DKT. 11292, PAGES 1335-1344, M.C.R.
- ANY DISTANCES, BEARINGS, DESCRIPTIONS, ETC., WHICH MAY VARY FROM THE PROVISIONS OF THE RECORD INFORMATION NOTED ABOVE REFLECT ACTUAL MEASURED DATA, OR THE BEST INTERPRETATION OF THE UNDERSIGNED.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04013C1320L AND 04013C1340L DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREAS ZONE AO. AREAS ZONE AO IS DESCRIBED AS: " FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED.
- ADJOINING OWNER INFORMATION IS PER THE MARICOPA COUNTY ASSESSOR'S OFFICE GEOGRAPHIC INFORMATION SYSTEM (GIS) WEBSITE ON JUNE 24, 2020.
- SCHEDULE B ITEMS 2, 3 AND 4 ARE BLANKET IN NATURE AND APPEAR TO AFFECT SUBJECT PROPERTY. ANY PLOTTABLE PORTION OF SAID ITEMS ARE SHOWN HEREON.
- SCHEDULE B ITEMS 1, 7, 8 AND 9 ARE NOT PLOTTABLE. HOWEVER, SAID SCHEDULE B ITEMS MAY OR MAY NOT AFFECT SUBJECT PROPERTY.
- NO EVIDENCE OF EXISTING BUILDINGS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
- NO EVIDENCE OF EXISTING ADDRESS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY OR IN RECORD DOCUMENTS PROVIDED.
- SCHEDULE B ITEM 6 IS A RIGHT-OF-WAY FOR UNDERGROUND 12KV ELECTRICAL DISTRIBUTION LINE TO ARIZONA PUBLIC SERVICE COMPANY AND IS SHOWN IN THE RECORD DOCUMENT AS A STRIP OF LAND. HOWEVER, THERE IS NO DEFINED WIDTH, ALTHOUGH AN AREA OF 0.35 ACRES IS DESCRIBED. THE RIGHT-OF WAY IS LOCATED APPROXIMATELY IN THE CENTER OF THOMPSON PEAK PARKWAY. THE RECORD DOCUMENT DOES NOT HAVE A LEGAL DESCRIPTION ATTACHED, THEREFORE IT IS UNABLE TO BE PLOTTED HEREON AND MAY OR MAY NOT AFFECT SUBJECT PROPERTY.
- SUBJECT PROPERTY CONTAINS TRAILS, VEGETATION AND WASHES THAT ARE CONSISTENT WITH LOCAL DESERT TERRAIN.

CERTIFICATION

TO: ARIZONA STATE LAND DEPARTMENT  
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8 AND 11 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 01, 2020.

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WOOD  
PATEL

Wood, Patel & Associates, Inc.

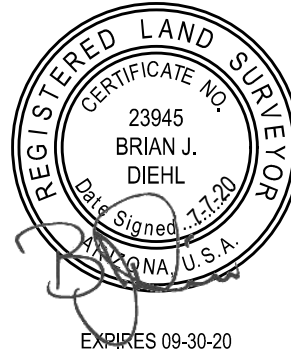
Civil Engineering  
Water Resources  
Land Survey  
Construction Management

602.335.8500

www.woodpatel.com

ALTA/NSPS LAND TITLE SURVEY

THOMPSON PEAK PARKWAY AND MCDOWELL MOUNTAIN RANCH ROAD  
A PORTION OF LAND LYING WITHIN SECTION 5, TOWNSHIP 3 NORTH,  
RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



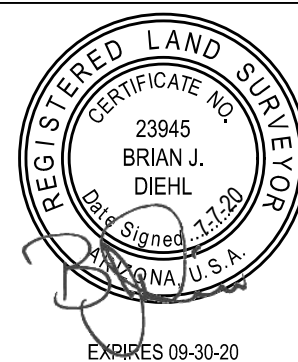
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COMPLETED SURVEY FIELD WORK ON	07-01-2020
CHECKED BY	BJD/GSR
CAD TECHNICIAN	DAB
SCALE	N.T.S.
DATE	07-07-2020
JOB NUMBER	205148.80
SHEET	1 OF 2

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## ALTANSPS LAND TITLE SURVEY

THOMPSON PEAK PARKWAY AND MCDOWELL MOUNTAIN RANCH ROAD

A PORTION OF LAND LYING WITHIN SECTION 5, TOWNSHIP 3 NORTH,  
RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

COMPLETED SURVEY FIELD  
WORK ON 07-01-2020  
CHECKED BY BJD/GSR  
CAD TECHNICIAN DAB  
SCALE 1"=50'  
DATE 07-07-2020  
JOB NUMBER 205148.80  
SHEET 1 OF 2

LEGEND	
#	PLOTTABLE SCHEDULE "B" ITEM
●	SURVEY MONUMENT FOUND AS NOTED
○	SURVEY MONUMENT WITH RLS TAG OR CAP TO BE SET UNLESS OTHERWISE NOTED
A.C.	ALUMINUM CAP
A.P.N.	ASSESSOR PARCEL NUMBER
B.C.H.	BRASS CAP IN HANDHOLE
(C)	CALCULATED POSITION
C.B.	CATCH BASIN
C.O.S.	CITY OF SCOTTSDALE
DOC.	DOCUMENT
DKT.	DOCKET
E.J.B.	ELECTRIC JUNCTION BOX
FC	FACE OF CURB
FD.	FOUND
GLO.	GENERAL LAND OFFICE
I.V.	IRRIGATION VALVE
(M)	MEASURED DATA
M.C.R.	MARICOPA COUNTY RECORDS
PG.	PAGE
PL	PROPERTY LINE
PR&UWSL	PUBLIC ROADWAY AND UNDERGROUND WATER AND SEWER LINE
(R)	RECORD DATA
V.C.G.	VERTICAL CURB & GUTTER
R.C.	RIBBON CURB
R/W	RIGHT-OF-WAY
S.C.	SINGLE CURB
S.L.	STREET LIGHT
W.V.	WATER VALVE
Ⓢ	STORM DRAIN MANHOLE
ⓔ	ELECTRIC MANHOLE
Ⓢ	SEWER MANHOLE
Ⓣ	TELEPHONE MANHOLE
Ⓢ	SIGN
---	BOUNDARY LINE
---	EASEMENT LINE
---	RIGHT-OF-WAY LINE
---	SECTION LINE
-x-	BARBED WIRE FENCE LINE
▨	CONCRETE
☁	TREE OR BUSH
☪	SAGUARO

